



Grove City Building Division
4035 Broadway
Grove City, OH 43123
614-277-3075 (Phone)
614-277-3090 (Fax)
GroveCityOhio.gov

RECEIVED BOARD OF ZONING APPEALS APPLICATION

TO: Board of Zoning Appeals
4035 Broadway, Grove City, Ohio 43123
Phone: 614-277-3075 - Planning & Zoning Coordinator

Checks Made Payable To:
CITY OF GROVE CITY
Filing Fee \$100.00

Date: 7/25/2020

Application information must be completed or it will be returned and not placed on an agenda until it is complete and re-submitted. One original set of plans and 13 copies (14 total sets) shall be included when submitting this application. Each set shall include this application form and any additional attachments.

The City of Grove City Building Inspector has refused to issue a:

☒ Building Permit

☐ Certificate of Occupancy

☐ Sign Permit

at the following address 3795 Lake Mead Drive

Grove City, OH 43123 Parcel # 440-140-140-140

as it is in violation of: Building Code No. Zoning Code No. 1137.05 Other:

I appeal to the Board of Zoning Appeals for a variance that will allow me to do the following:

We are asking the Board to allow us to build our fence 10 feet from our house, this will enable us to place an 8 foot

gate to allow better access to our yard and give us better room for our family. Our corner lot is set up so the side yards

have ample room to have the 10 foot space, and still have over 30 feet to the street. I have enclosed pictures with a white PVC pipe as an illustration of where we would like our fence to come out to, as you can see there is no obstruction to the street. Thank You

Names, Address and Parcel numbers of all adjoining property owners (attach a separate sheet if needed):

Charles Relli 3752 LAKE LAMIER Grove city OH 43123 (145)
Sala Osamah 3773 LAKE Mead Grove city OH 43123

Are you the applicant or representative? ☒ Applicant ☐ Representative ☒ Property Owner

If you are the representative, who you are representing:

Please note* As the representative for this application, all correspondence will be directed to you. If additional space is needed, an addendum may be attached.

Name of Applicant Jerry Jensen

Company

Address 3795 Lake Mead Dr

City/State/Zip Grove City Ohio 43123

Phone 801-661-6481

Fax

Email jjensen142@yahoo.com

Signature of Applicant



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BOARD OF ZONING APPEALS STATEMENT OF HARDSHIP

Under Section 1133.02 of the Grove City Codified Ordinances, the Board of Zoning Appeals has the power to grant variances from the Zoning Code or Sign Code. No variance shall be granted unless the Board finds that **all** of the following facts and conditions exist:

- (1) The variance granted will not be contrary to public interest or adversely affect the health or safety of persons residing or working in the vicinity of the proposed development or be injurious to private property or public improvements in the vicinity.
- (2) Granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Code or Sign Code to other lands or structures in the same zoning district.
- (3) A literal enforcement of the Zoning Code and Sign Code will result in unnecessary hardship by depriving the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code or Sign Code.
- (4) Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same zoning district.
- (5) The special conditions and circumstances do not result from the action of the applicant.
- (6) The variance so granted does not violate the spirit of the Zoning Code. In granting a variance, the Board may impose such requirements and/or conditions it deems necessary and are not inconsistent with substantial justice and avoiding unreasonable hardship to property owners.

I have read Section 1133.02 and believe that my application for relief satisfies each of the six criteria set forth above in the following ways (attach a separate sheet if needed):

1. No health or safety issues no blockage to street
2. No special privilege, another corner lot has their fence located further out
3. No hardship. Still a complete visual to each street at intersection
4. No special conditions known
5. No special conditions from applicant from a result to this fence project
6. There is still ample area, no loss in vision of street at intersection.

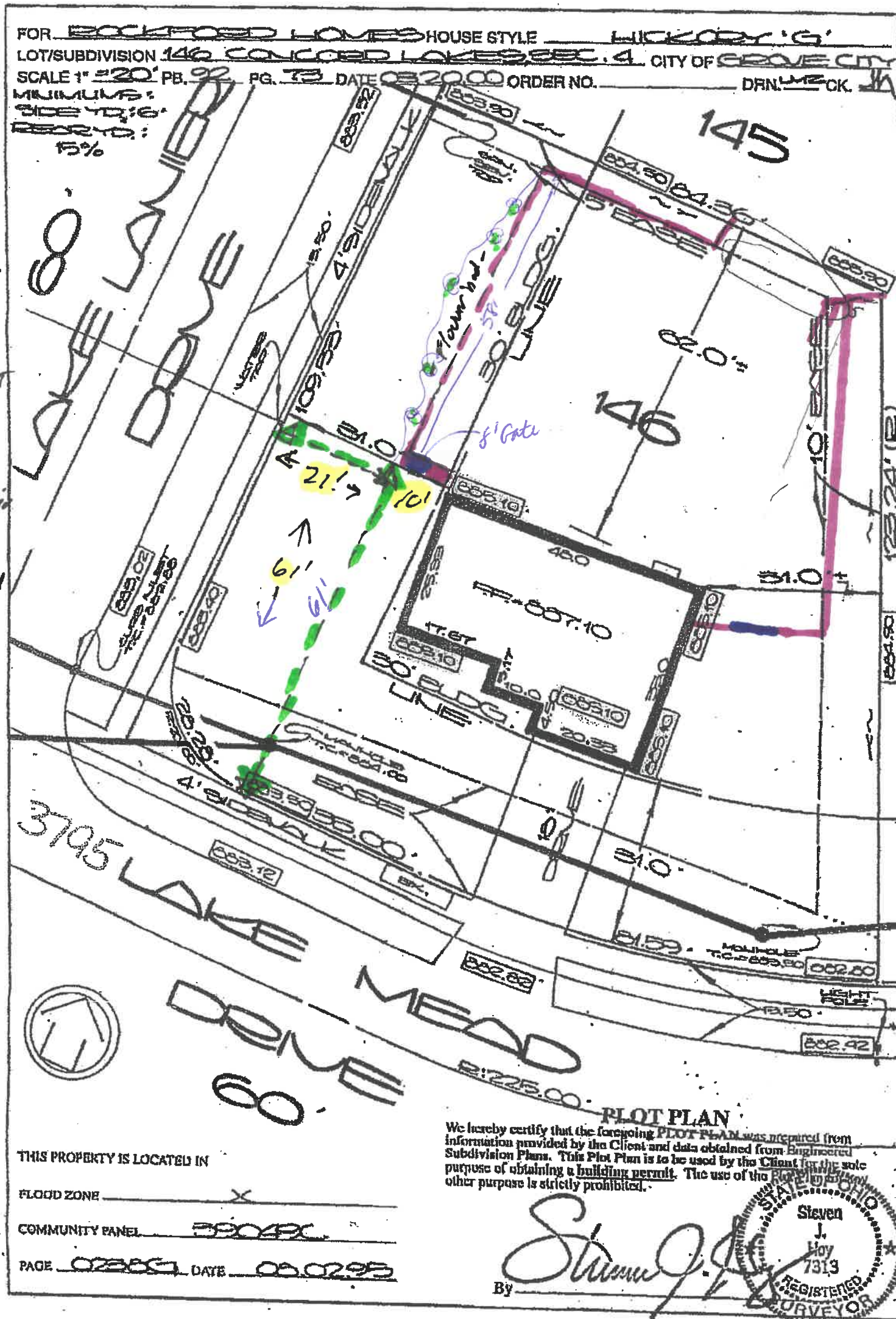
Signature of Applicant _____ Date: _____



This is the style of fence we are interested in installing (6' high using 6" slats, we believe this style will give a preferred look and help the resale value



We will also like to stain it to match our deck dark brown (pictured) or do a clear natural stain on it based on the council's recommendation.

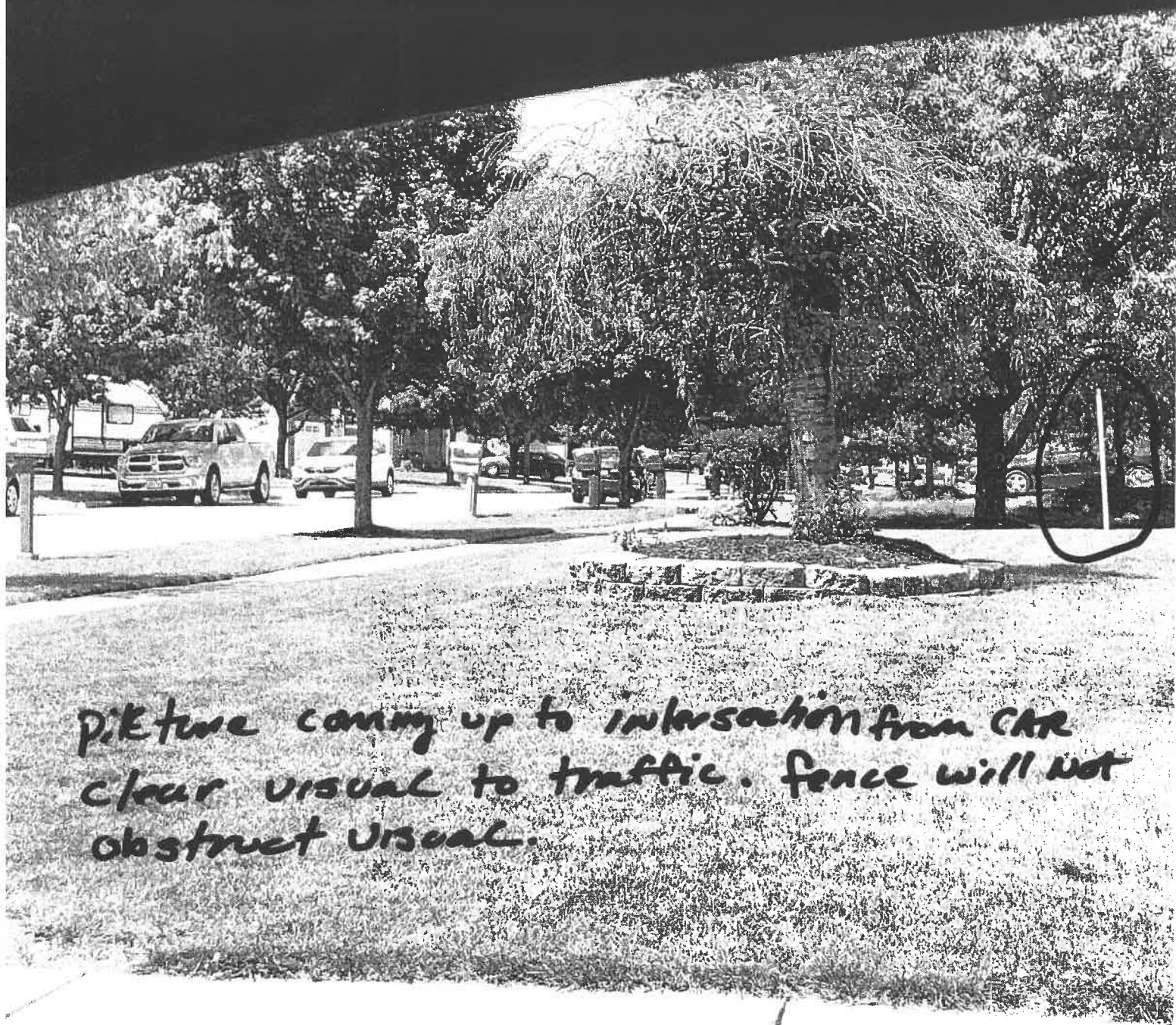


recd 9/8/20 20

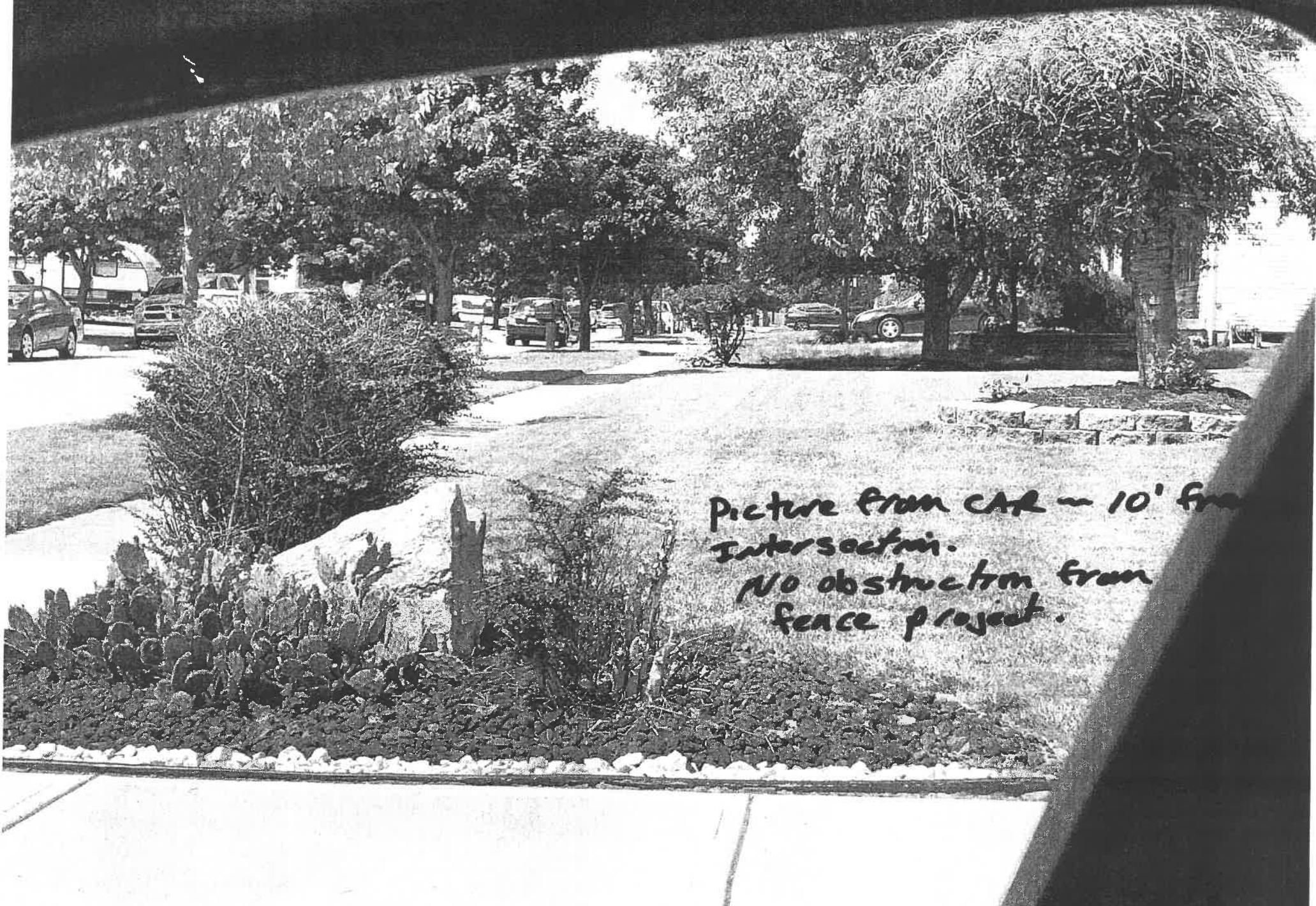


The PVC pipe represents 10' from house

Picture Taken from front of house
Not a back view



Picture coming up to intersection from CAR
clear visual to traffic. fence will not
obstruct visual.

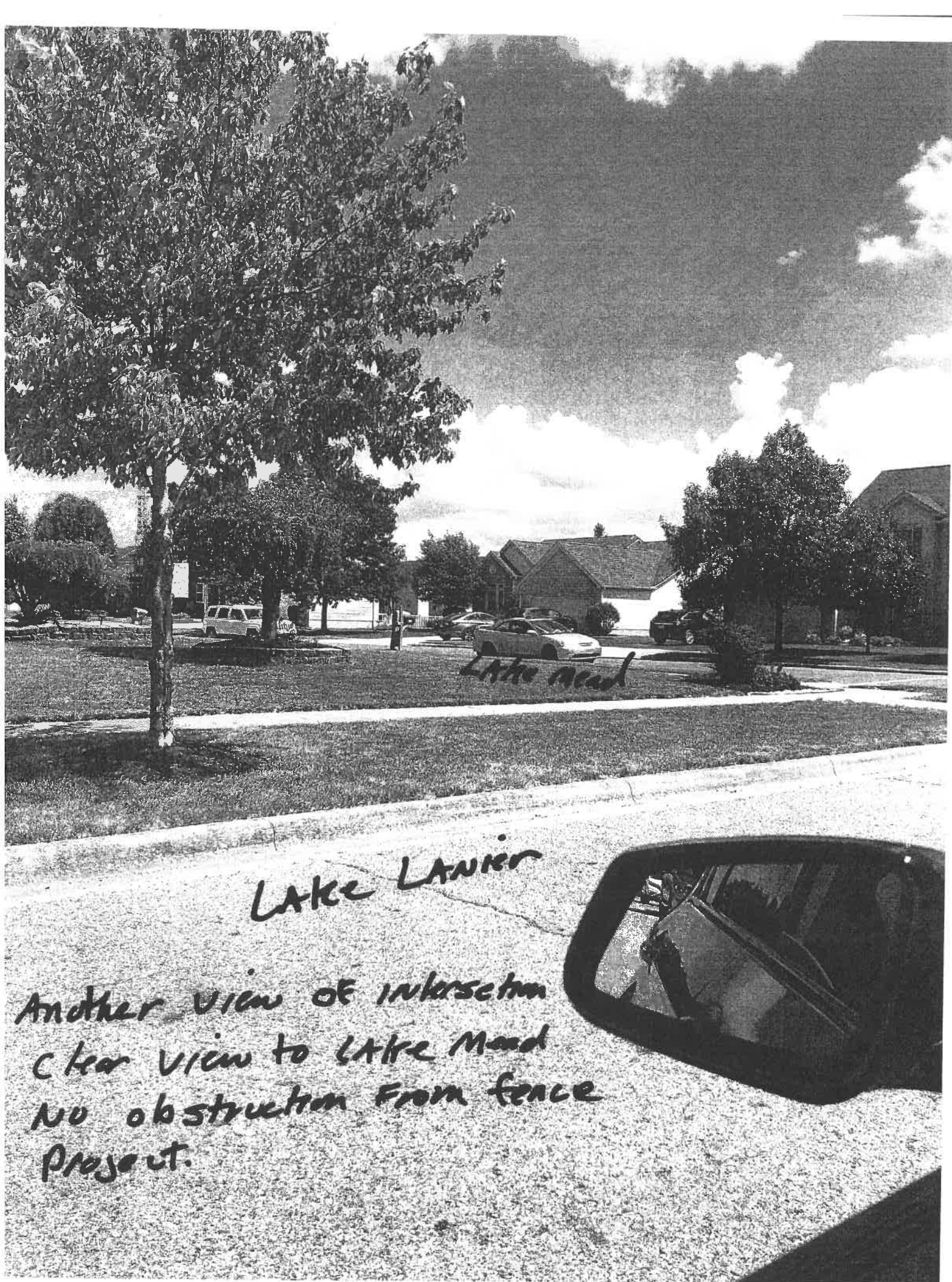




Lake Lanier

Lake Mead

photo from intersection
no obstruction from fence project



Lake mood

LAKE LANIER

Another view of intersection
Clear view to Lake Mood
No obstruction from fence
Project.

Corner lot on Lake Albert / Southwest built fence
away from house







House with fence built away from house in the
Neighborhood

